



**Town of Barrington
Tax Assessor's Office
283 County Road
Barrington, RI 02806**

June 1, 2010

Town Council Members

In Re: Monthly Report – May 2010

Dear Council Members

Paula Stachelek, our clerk that transfers deeds, has decided after approximately thirteen years as a part-time employee for the Town of Barrington, to take a full time position with the State of Rhode Island. Her attention to detail, one of the most important factors when dealing with sometimes very complicated property transfers, will be sorely missed but we wish her well with her new employer.

The Assessor's Office is working with an outside vendor to digitize the thousands and thousands of chain-of-title cards so that the public may view these cards without having to leave the comforts of their home (office). We are also working with the same vendor to digitize the thousands and thousands of building permits that are archived in the Assessor's Office. In addition to historical documents, we are also working with Unifund to link the data from the Building Inspector's Office to our property record cards in an attempt to eliminate duplicate data input as far as building permits are concerned.

As far as real estate sales go, the first half of 2010 appears to be better than all of 2009. According to the Multiple Listing Service, the median sale price of a single-family dwelling stands at \$350,000 (based on seventy three sales) while for all of 2009 the median was \$305,000. This represents an increase of almost 15% over last year's median value. After an extremely slow January & February, sales picked up in March and May has been a very busy month for sales in Town. Included in the 2010 sales were two foreclosures, a few estate sales, and a couple of "flips" from 2009 sales. The highest sale to date was at \$1,275,000 for a non-waterfront historic home built in 1905 located at 36 Jenny's Lane. The lowest sale to date was at \$168,500 for a 1955 unfinished-cape (1st floor finished, 2nd floor unfinished) located at 14 Walsh Avenue. There have been six foreclosure deeds to date, which is about the same pace as seen in 2009.

The median assessment (for the sales listed above) is approximately 9% above the median sale price.

Respectfully Submitted

Michael R. Minardi
Tax Assessor
Town of Barrington

50% preconsumer content



10% postconsumer content

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	#	Street	Date	Sale Price	New Assmt.	\$ Diff	% Diff	Comments
1	36	Jenny's Lane	05/28/10	\$ 1,275,000	\$ 841,600	\$ (433,400)	51.5%	
2	11	Boxwood Court	05/18/10	\$ 910,000	\$ 799,000	\$ (111,000)	13.9%	
3	78	Alfred Drown Rd	03/31/10	\$ 900,000	\$ 893,100	\$ (6,900)	0.8%	
4	11	Northwest Passage	04/29/10	\$ 895,000	\$ 1,103,500	\$ 208,500	-18.9%	
5	2	Atlantic Crossing	05/03/10	\$ 837,500	\$ 1,031,800	\$ 194,300	-18.8%	
6	8	Echo Drive	01/26/10	\$ 630,000	\$ 633,000	\$ 3,000	-0.5%	
7	10	Westwood Lane	04/28/10	\$ 589,200	\$ 696,300	\$ 107,100	-15.4%	
8	14	Terrace Drive	03/22/10	\$ 573,000	\$ 658,400	\$ 85,400	-13.0%	
9	20	Lincoln Avenue	04/05/10	\$ 550,000	\$ 618,200	\$ 68,200	-11.0%	
10	3	Driftwood Drive	05/20/10	\$ 550,000	\$ 563,600	\$ 13,600	-2.4%	
11	25	New Meadow Road	03/09/10	\$ 515,000	\$ 576,800	\$ 61,800	-10.7%	
12	55	Chapel Road	05/28/10	\$ 510,000	\$ 612,800	\$ 102,800	-16.8%	
13	421R	Sowams Road	02/02/10	\$ 490,000	\$ 579,500	\$ 89,500	-15.4%	
14	16	Sowams Road	01/22/10	\$ 475,000	\$ 313,800	\$ (161,200)	51.4%	
15	60	Governor Bradford	04/28/10	\$ 475,000	\$ 610,400	\$ 135,400	-22.2%	
16	62	Ferry Lane	05/28/10	\$ 469,000	\$ 512,300	\$ 43,300	-8.5%	
17	150	Middle Highway	03/31/10	\$ 468,000	\$ 498,400	\$ 30,400	-6.1%	
18	8	Carriage Trail	05/28/10	\$ 465,000	\$ 629,200	\$ 164,200	-26.1%	
19	7	Annie's Way	04/30/10	\$ 450,000	\$ 497,800	\$ 47,800	-9.6%	
20	47	Walnut Road	05/25/10	\$ 445,000	\$ 505,600	\$ 60,600	-12.0%	
21	4	Bernard Avenue	05/12/10	\$ 435,000	\$ 475,800	\$ 40,800	-8.6%	
22	28	Old Chimney Road	03/26/10	\$ 434,000	\$ 570,600	\$ 136,600	-23.9%	
23	22	Richmond Avenue	05/01/10	\$ 430,000	\$ 384,200	\$ (45,800)	11.9%	
24	6	Valentine Drive	04/10/10	\$ 415,000	\$ 354,400	\$ (60,600)	17.1%	
25	12	Middle Street	05/04/10	\$ 400,000	\$ 387,300	\$ (12,700)	3.3%	
26	222	Nayatt Road	05/24/10	\$ 400,000	\$ 474,100	\$ 74,100	-15.6%	
27	8	College Lane	03/15/10	\$ 399,000	\$ 392,300	\$ (6,700)	1.7%	
28	11	Stanley Avenue	01/29/10	\$ 390,000	\$ 387,900	\$ (2,100)	0.5%	
29	261	Lincoln Avenue	02/26/10	\$ 388,750	\$ 328,300	\$ (60,450)	18.4%	
30	15	Manor Road	02/16/10	\$ 375,900	\$ 425,000	\$ 49,100	-11.6%	
31	51	Governor Bradford	03/19/10	\$ 375,000	\$ 418,300	\$ 43,300	-10.4%	
32	10	Hanson Road	03/31/10	\$ 374,000	\$ 421,300	\$ 47,300	-11.2%	
33	11	Chapman Lane	04/05/10	\$ 361,000	\$ 425,800	\$ 64,800	-15.2%	
34	109	Rogers Avenue	05/08/10	\$ 359,900	\$ 377,200	\$ 17,300	-4.6%	
35	22	Meadowbrook Dr.	04/30/10	\$ 353,000	\$ 361,800	\$ 8,800	-2.4%	
36	624	Maple Avenue	04/28/10	\$ 352,225	\$ 376,200	\$ 23,975	-6.4%	
37	26	Appian Way	05/28/10	\$ 350,000	\$ 325,100	\$ (24,900)	7.7%	
38	6	Middle Street	04/30/10	\$ 342,500	\$ 334,200	\$ (8,300)	2.5%	
39	48	Primrose Hill Road	02/17/10	\$ 338,500	\$ 360,900	\$ 22,400	-6.2%	
40	5	Cheshire Drive	05/12/10	\$ 338,000	\$ 366,800	\$ 28,800	-7.9%	
41	11	Hunt Drive	01/26/10	\$ 335,000	\$ 396,000	\$ 61,000	-15.4%	
42	18	Pine Avenue	03/19/10	\$ 332,500	\$ 340,500	\$ 8,000	-2.3%	
43	214	New Meadow Road	03/31/10	\$ 332,000	\$ 313,600	\$ (18,400)	5.9%	
44	6	Cherry Lane	04/30/10	\$ 330,000	\$ 317,600	\$ (12,400)	3.9%	
45	60	Martin Avenue	05/20/10	\$ 330,000	\$ 317,700	\$ (12,300)	3.9%	
46	68	Linden Road	03/19/10	\$ 327,000	\$ 360,200	\$ 33,200	-9.2%	
47	10	Simmons Road	04/30/10	\$ 316,000	\$ 347,700	\$ 31,700	-9.1%	
48	20	Fessenden Road	03/18/10	\$ 312,500	\$ 275,600	\$ (36,900)	13.4%	
49	25	Charles Street	04/30/10	\$ 305,000	\$ 336,300	\$ 31,300	-9.3%	
50	130	Washington Road	03/08/10	\$ 292,000	\$ 304,100	\$ 12,100	-4.0%	
51	63	Washington Road	01/27/10	\$ 290,000	\$ 293,600	\$ 3,600	-1.2%	
52	36	Fales Avenue	05/24/10	\$ 289,000	\$ 323,700	\$ 34,700	-10.7%	
53	595	Maple Avenue	03/19/10	\$ 280,000	\$ 271,700	\$ (8,300)	3.1%	
54	8	Centennial Avenue	03/24/10	\$ 280,000	\$ 289,800	\$ 9,800	-3.4%	
55	24	Highview Avenue	05/27/10	\$ 278,000	\$ 297,600	\$ 19,600	-6.6%	
56	40	Middle Highway	04/15/10	\$ 275,000	\$ 387,100	\$ 112,100	-29.0%	
57	8	Claremont Road	02/12/10	\$ 270,000	\$ 286,000	\$ 16,000	-5.6%	
58	323	New Meadow Road	05/28/10	\$ 270,000	\$ 315,500	\$ 45,500	-14.4%	
59	20	Williams Street	04/30/10	\$ 268,000	\$ 270,100	\$ 2,100	-0.8%	

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